



Department of Administrative Services
Office of School Construction Grants and Review
and
School Building Projects Advisory Council

School Construction Contracting Forum

Department of Administrative Services Commissioner Josh Geballe and DAS Office of School Construction Grants and Review Director Kosta Diamantis invite you to a forum on standardized contracts for school construction projects in Connecticut, especially those supported by the School Construction and Grant program, and the process underway of developing key standard contract provisions.

What goes into the contracts that a school district uses in school construction projects can have a large effect on the successful progression of the project and on the costs to the school district and state. A well designed contract configuration can smooth the process of building and renovating school facilities and avert liabilities and costs. On the other hand, there are considerable avoidable problems that can occur if the contracting decisions by a school district are not done in the most effective way.

The choices for school districts can seem daunting. For many districts, school construction projects, especially large ones, are not frequent enough to maintain staff and other resources with thorough expertise in the construction industry. When reviewing various options presented, how are school district and town officials able to effectively decide things, such as:

- What should the terms of the architect/engineering contract be? Should AIA contracts be used or a different model contract? What should architect/engineering fees be?
- Should the project be a traditional design-bid-build, with a general contractor (GC), or a construction manager (CM) as constructor or construction manager at-risk (CMR)?
- Should a CM or construction administrator (CA) be employed as an owner's representative, in addition to the architect/engineering consultant? Should additional consultants also be contracted? How many consultants should be eligible for reimbursement?
- What should the role of the architect/engineering firm be in construction management?
- If a GC model is used, what key elements should be in the bid specifications, and what key elements should be in a GC contract?

- If a CM is used in as a constructor what elements should be in the contract with that consultant to protect the interests of the school district and town? What model contract should be used as the starting point in contract negotiations? What should CM fees be?
- What are the particular things that school districts and towns need in CMR contracts? How should subcontractor costs be arrived at and what should the CMR's fee be? How is risk actually allocated in a CMR contract? Is a CMR really "at risk"
- In all contracts, how what contract provisions should exist to protect the school district, town and state in addressing change orders and disputes? Contingencies? Allocations?
- What elements are important to have in each of these contracts to meet the expectations of the state when seeking grant approval and actual grant payments?

This forum will explore these questions, allowing school districts and industry participants to hear from people with expertise and experience in different elements of these questions. The forum is designed to be informative to school districts, to empower them with information and the experience of others. There will be a period for presentations followed by Q and A from people in attendance.

The forum is also being presented as the Department of Administrative Services Office of School Construction Grants and Review continues to refine the School Construction and Grant program. The School Building Projects Advisory Council and the Office of School Construction Grants and Review are in the process of developing the key standard contract provisions that will be important to ensuring the best interests of school districts, towns and the state taxpayers. The forum is also designed to seek input into this process.

The forum will be held on:

Friday, March 22, 2019

10:00 am to 3:00pm

450 Columbus Blvd.

Hartford

North Tower, Plaza Level, Conference Rooms C and D

The forum is planned to have a two hour presentation session from 10:00 am to 12:00 pm. Reconvening at 1:00 pm, the forum is planned to continue with a session for public comments and questions until 3:00 pm.

If you are interested in attending, please RSVP to Tim O'Brien at Timothy.O'Brien@ct.gov. Seats are available on a first-come-first-serve basis. No free parking is available for this forum.